

1. CENTURY PRESTIGE I L.L.C. F/K/A:
GENET FAMILY LTD. PARTNERSHIPS #1 & #2
(Applicant)

02-12-CZ5-1 (02-255)
Area 5/District 12
Hearing Date: 5/15/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

CENTURY PRESTIGE I. LLC F/K/A:
GENET FAMILY LTD.
PARTNERSHIP #1 & #2

SOUTH OF THEORETICAL NW
186 STREET AND
APPROXIMATELY 900' WEST
OF NW 87 AVENUE, MIAMI-
DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

05/15/2003

DATE

02-255

HEARING NUMBER

NO CURRENT ENFORCEMENT ACTION

CLERK OF BOARD

002

DATE: 3/13/03

#Z-2-03

APPLICANT: 2. GENET FAMILY LTD.
PARTNERSHIPS NO. 1 & NO. 2

MOTION: APPLICATION VACATED AND REMAND
TO COMMUNITY COUNCIL WITH LEAVE TO AMEND

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				x
Diaz	M	x		
Ferguson				x
Heyman		x		
Martinez		x		
Morales	S	x		
Moss		x		
Rolle		x		
Seijas				x
Sorenson		x		
Sosa				x
Souto		x		
Chair Carey-Shuler		x		
TOTAL		9	0	4

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 5**

APPLICANT: Century Prestige I, LLC F/K/A
Genet Family Ltd. Partnerships No. 1, & No. 2

PH: Z02-255 (02-12-CZ5-1)

SECTION: 9-52-40

DATE: May 15, 2003

COMMISSION DISTRICT: 12

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUEST:**

THIS ITEM WAS REMANDED BACK TO THE COMMUNITY ZONING APPEALS BOARD #5, BY THE BOARD OF COUNTY COMMISSIONERS ON 3/13/03 AND REVISED:

AU to RU-1M(a)

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from agricultural to modified single family residential district.

o **LOCATION:**

South of theoretical N.W. 186 Street & approximately 900' west of N.W. 87 Avenue, Miami-Dade County, Florida.

o **SIZE:** 13.97 Acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is

higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant parcel	Office/Residential
<u>Surrounding Properties:</u>	
NORTH: GU; I-75 right-of-way	Expressway
SOUTH: AU; vacant	Residential, 1.0 to 2.5 dua – one density higher with urban design
EAST: AU; vacant	Business and Office
WEST: AU & RU-1M(a); vacant	Residential, 1.0 to 2.5 dua – one density higher with urban design

The subject parcel is located east of the turnpike and south of NW 186 Street, between NW 87 Avenue and theoretical NW 89 Avenue. This is a rapidly developing residential area. A service station/convenience store lies to the northeast of the site.

E. SITE AND BUILDINGS:

Site Plan Review: (no plans were submitted)

Scale/Utilization of Site:	N/A
Location of Buildings:	N/A
Compatibility:	N/A
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	N/A
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	40 students

H. ANALYSIS:

On December 12, 2003, the Community Zoning Appeals Board-5 denied without prejudice by a vote of 5-2 a zone change on this site from AU, Agricultural District, to RU-3M, Minimum Apartment House District. The applicant appealed that decision to the Board of County Commissioners (BCC) which vacated said decision and remanded this matter back to the CZAB-5 with leave to amend. The applicant has amended the application by requesting a zone change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District, in lieu of the originally requested RU-3M. This application is before this Board as a result of the BCC's action.

The subject property is located south of NW 186 Street, approximately 900' west of N.W. 87 Avenue. The applicant has submitted a revised letter of intent seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District, in lieu of the originally requested RU-3M, Minimum Apartment House District, which was denied by the CZAB-5. Although it was the applicant's original intent to develop the site with 139 townhouse units, the applicant now intends to develop the site with 73 single family residences. The applicant intends to proffer a covenant limiting the development of the site to 73 single family residences and stating that applicant will submit

plans for the development of the site and will proceed through the Administrative Site Plan Review (ASPR) process prior to obtaining permits for the development of the site. Additionally, the covenant will state that the development of the site and any lake excavation on-site will adhere to urban design principles to ensure compatibility with the surrounding area.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. However, said Department will require the applicant to provide paved public access to the site. The zone change to RU-1M(a) will generate an additional **104 p.m. daily peak hour vehicle trips** on the area roadways whereas the originally requested zone change to RU-3M would have generated 140 peak hour vehicle trips. However, said trips will not change the level of service (LOS) on same which are currently at LOS "C" and "D." Miami-Dade Public Schools indicates in their memorandum pertaining to this application that the proposed zoning will bring an additional **40 students** into the area's public schools. The Miami Lakes District of the Miami-Dade Police Department serves this area. In March 2003, that district had an average emergency response time of 5.1 minutes.

This application will allow the applicant to provide additional housing for the community. RU-1M(a) zoning permits the development of 6.97 units per acre for a total of 97 residential lots on this site. The Comprehensive Development Master Plan designates this site for Office/Residential use. The Master Plan states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. In this instance, RU-1M(a) zoning meets the aforementioned criteria. The adjacent property to the west is designated for Estate Density Residential use (1.0 to 2.5 dua), however, said property has a cross pattern on the Land Use Plan (LUP) map and is labeled as DI-1 (Density Increase 1), which allows development to occur up to a maximum of one density higher than the underlying Estate Density. Said property was granted approval for RU-1M(a) zoning and development in July 2002 at the higher Low Density Residential use (2.5 to 6 dua) category since the plans submitted with the application incorporated sound urban design principles. Based on the aforementioned, since the CDMP allows Office/Residential properties to be developed residentially up to a maximum of one category higher than the adjacent parcel, this property can be developed at the Low-Medium Density category of 5 to 13 dwelling units per gross acre. RU-1M(a) zoning allows a density of 6.97 units per net acre and is **consistent** with the CDMP. The CDMP would permit a maximum development of 181 units on this site. The amended RU-1M(a) rezoning request would permit the development of 97 single family residences. However, the applicant intends to proffer a


covenant limiting the density on same to 73 single family residences, which is 108 units less than the maximum permitted by the CDMP. RU-1M(a) zoning will be compatible with the adjacent RU-1M(a) zoning to the west. Staff notes that although not required by the zoning regulations, the applicant intends to include in the covenant a provision that they intend to proceed through the ASPR process for the development of this site if rezoned to RU-1M(a) to ensure compatibility, connectivity, buffering, landscaping, and urban design. Through the ASPR process staff will review the plans for such features. As such, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the rezoning to RU-1M(a), subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 11/12/02
DATE TYPED: 11/21/02
DATE REVISED: 02/19/03; 02/26/03; 04/09/03; 05/06/03
DATE FINALIZED: 05/06/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 20, 2002

SUBJECT: #Z2002000255
Genet Family Ltd., No. 1 & 2, et al
SW corner of NW 186th Street & NW
87th Avenue
DBC from AU to RU-3M
(AU) (13.97 Ac.)
09-52-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a

surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property is located in the East Turnpike Basin in an area that is generally considered to be jurisdictional wetlands. Therefore, the applicant will be required to obtain a Class IV wetland permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Metropolitan Dade County, Florida unless:

1. The subject property was reviewed by Miami-Dade County Developmental Impact Committee (DIC) and received an approved developmental order as a result of the process prior to July 1, 1994, or
2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection, or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
3. A statement has been issued or will be issued by Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement on or prior to June 1, 1994.

The applicant is advised that permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP), and the South Florida Water Management District (SDWMD) may be required for the proposed project. Please be advised that it is the responsibility of the applicant to contact the USACOE, DEP, and the SFWMD.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Genet Family Ltd. Partnerships No. 1, & No. 2

This Department has no objections to this application.

Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

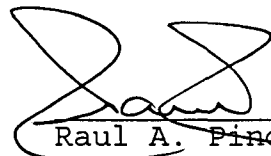
The nearby blasting site is Rinker Lakes, located between Florida's Turnpike and NW 107 Ave., south of NW 170 St.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate **104 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9170	NW 87 Ave. s/o NW 186 St.	C	C
9552	NW 170 St. e/o NW 87 Ave.	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on development information provided by the applicant where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino, P.L.S.

FEB. 26 2003
Date

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-255

Service Impact: ☒ Yes ☐ No

Location: SWC NW 186 ST. & NW 87 AVE.

Recommendation: No objection _____
No objection with condition(s) _____
Denial _____

Plans: ☐ Yes
☒ No

AU TO RV-3M
14 AC.

Estimated number of alarms generated annually by application: 24

If there is an impact, below is the service availability:

Station District 44 Grid 0169 DUSF 140 Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

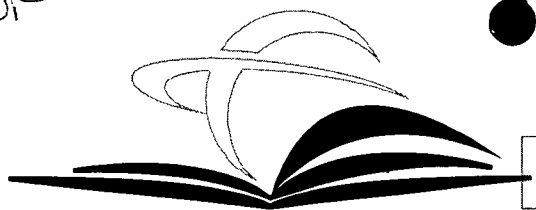
OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Perla Tabares Hantman, Chair

Dr. Michael M. Krop, Vice Chair

Frank J. Bolaños

Frank J. Cobo

Dr. Robert B. Ingram

Betsy H. Kaplan

Manty Sabatés Morse

Dr. Marta Pérez

Dr. Solomon C. Stinson

December 9, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

RECEIVED
DEC 18 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

*Superintendent
of Schools*

Merrett R. Stierheim

Re: Genet Family Ltd. Partnerships No. 1 & 2 - Application No. 02-255 (CC05)
South of NW 186 Street and West of NW 87 Avenue

Dear Ms. Myers:

Please note that due to the increasing overcrowding conditions at the impacted schools, the high growth in the area and the scarcity of suitable school sites, the School District has serious concerns over the impacts generated by the above referenced proposed development on the public schools.

Based on current attendance boundaries, the proposed development would be served by Palm Springs North Elementary, Lawton Chiles Middle and American Senior High (see attached). **All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology.** Also, Palm Springs North Elementary is capped, students are attending Lake Stevens Elementary. Please see attached analysis.

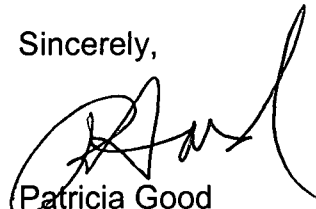
Please note that SS "JJJ" (Barbara Goleman Sr. Relief) is currently funded in the facilities five-year work program for site acquisition, and for school construction next fiscal year. Furthermore, although two middle schools (SS "MM1" and SS "NN1") and two elementary schools (SS "U1" and SS "V1") have been funded in the five-year work program for site acquisition in FY 02 and FY 03, respectively, construction funds have not yet been appropriated. Although it is possible that these schools would serve all or a portion of this general area, the attendance boundaries have not been established; as such, assurances cannot be provided by the School District that the proposed schools would help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
December 9, 2002
Page Two

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-674
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne

REVISED
SCHOOL IMPACT REVIEW ANALYSIS
(As per proffered covenant provided 2/26/03)

APPLICATION: No. 02-255, Genet Family Ltd. Partnerships No. 1 & 2 (CC05)

REQUEST: Zoning change from AU to RU-3M

ACRES: 13.97± acres

LOCATION: South of NW 186 Street and West of NW 87 Avenue

**NUMBER OF
UNITS:** 73 units

**ESTIMATED
STUDENT
POPULATION:** 40 students**

ELEMENTARY: 22

MIDDLE: 9

SENIOR: 9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Palm Springs North Elementary - 17615 NW 82 Ave.*

MIDDLE: Lawton Chiles Middle - 8190 NW 197 St.

SENIOR HIGH: American Senior - 18350 NW 67 Ave.

* School is capped, students are attending Lake Stevens Elementary.

** Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Palm Springs N Elem. <small>*Includes PLC "X"</small>	1443	1144	126%	424	92%
Lawton Chiles Middle	2039	1303	156%	454	116%
American Sr.	2848	1950	146%	77	141%

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Palm Springs North Elementary:

Access to computers:	In each classroom, in special computer labs and in Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care and Community and Enrichment classes
Lunch schedule:	Begins at 10:00 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria
Teachers required to float/travel:	Spanish, ESOL, Art and Music

Lawton Chiles Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms and Portables added

Recognition for Academic Achievement:

None

Special Programs:

Vocational and Enrichment Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

American Senior:

Access to computers:

In special computer labs and Media Center

Capital Improvements since 1990:

Classrooms

Recognition for Academic Achievement:

None

Special Programs:

Vocational, Enrichment and Community classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

English, Science, Foreign Language, ESE, Health, Social Studies and Driver's Ed.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of October 2002):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "JJJ"	Site Acquisition	N/A
State School "MM1"	Site Acquisition	N/A
State School "NN1"	Site Acquisition	N/A
State School "U1"	Site Search	N/A
State School "V1"	Site Search	N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$233,320.

CAPITAL COSTS: Based on the State's February-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	22	x	\$ 13,135	=	\$ 288,970
MIDDLE	9	x	\$ 15,060	=	\$ 135,540
SENIOR	9	x	\$ 19,929	=	\$ 179,361

Total Potential Capital Cost	\$ 603,871
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY BBZ AMOUNT OF FEE \$399.00

RECEIPT # I 200206398

DATE HEARD: 12 / 12 / 02

BY CZAB # 5

RECEIVED
DEC 30 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
DATE RECEIVED STAMP
BY _____

CZAB5-7-02

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County _____ must be made to the Department on or before the Deadline Date prescribed

RE: Hearing No. 02-255

Filed in the name of (Applicant) Genet Family Ltd. Partnerships No. 1 & No. 2

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: South of theo. NW 186 Street & approx. 900' west of NW 87 Avenue

Application, or part of Application being Appealed (Explanation): Entire appealable application

Appellant (name): Genet Family Ltd. Partnerships No. 1 & No. 2

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The Community Council's decision to deny the application was not based on substantial competent evidence.

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year _____

Signed _____

Print Name

Mailing Address

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Genet Family Ltd. Partnerships No. 1 & 2
Representing

Leila Batties
Signature

Leila Batties, Esq.
Print Name

One S.E. Third Avenue
Address

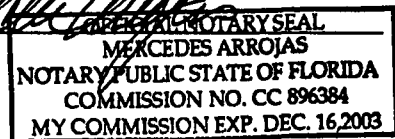
Miami FL 33131
City State Zip

(305) 374-5600
Telephone Number

Subscribed and Sworn to before me on the 30 day of December, year 2002

Mercedes Arrojas
Notary Public

(stamp/seal)



Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared _____
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of
a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ____ 1. Participation at the hearing
X 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and
that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Leila Batties
Appellant's signature

Print Name

Leila Batties, Esq.
Print Name

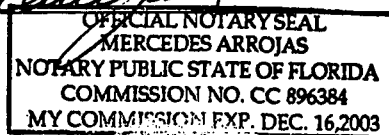
Signature

Print Name

Sworn to and subscribed before me on the 30 day of December, year 2002.

Appellant is personally know to me or has produced _____ as identification.

Notary
(Stamp/Seal)



Commission Expires:

RESOLUTION NO. Z-2-03

WHEREAS, GENET FAMILY LTD. PARTNERSHIPS NO. 1 & 2 had applied to

Community Zoning Appeals Board 5 for the following:

AU to RU-3M

SUBJECT PROPERTY: Tract 16, less the right-of-way for State Road 93 (I-75), together with portions of Tracts 1, 2, 3, 4 & 5, FLORIDA FRUIT LANDS COMPANY' S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northeast corner of said Section 9; thence run S2°38' 18"E, along the east line of said Section 9, for 1,571.76' ; thence S89°35' 0"W, along a line parallel with and 254.81' south of, as measured at right angles to, the south line of said Tract 4, for 886.43' , to the Point of beginning of the following described parcel: thence continue S89°35' 0"W, along the last mentioned course, for 433.85' ; thence N2°38' 8"W, along the west line of said Tract 5, 4, 3 & 2, for 1,243.2' ; thence S89°36' 38"W, along the south line of said Tract 16, for 352.93' , to a point on a curve, said point bears N38°37' 32"W, from the radius point of said curve; thence NE/ly, along a circular curve to the right, having a radius of 550' and a central angle of 23°12' 11", for an arc distance of 222.73' , to a point on said curve, said point bears N15°25' 21"W, from the radius point of the last described curve; thence N89°37' 11"E, along the right-of-way line of State Road 93 (I-75), for 585.11' ; thence S2°38' 18"E, along a line parallel with and 885.76' west of, as measured at right angles to, the east line of said Section 9, for 1,342.14' , to the Point of beginning. Bearings mentioned herein relate to an assumed bearing of N2°38' 18"W along the east line of Section 9.

LOCATION: South of theoretical N.W. 186 Street & approximately 900' ± west of N.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 5 that the requested district boundary change to RU-3M would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied without prejudice and said application was denied by Resolution No. CZAB5-7-02, and

WHEREAS, GENET FAMILY LTD. PARTNERSHIPS NO. 1 & 2 appealed the decision of Community Zoning Appeals Board 5 to the Board of County Commissioners, for the following:

AU to RU-3M

SUBJECT PROPERTY: Tract 16, less the right-of-way for State Road 93 (I-75), together with portions of Tracts 1, 2, 3, 4 & 5, FLORIDA FRUIT LANDS COMPANY' S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northeast corner of said Section 9; thence run S2°38' 18"E, along the east line of said Section 9, for 1,571.76' ; thence S89°35' 0"W, along a line parallel with and 254.81' south of, as measured at right angles to, the south line of said Tract 4, for 886.43' , to the Point of beginning of the following described parcel: thence continue S89°35' 0"W, along the last mentioned course, for 433.85' ; thence N2°38' 8"W, along the west line of said Tract 5, 4, 3 & 2, for 1,243.2' ; thence S89°36' 38"W, along the south line of said Tract 16, for 352.93' , to a point on a curve, said point bears N38°37' 32"W, from the radius point of said curve; thence NE/ly, along a circular curve to the right, having a radius of 550' and a central angle of 23°12' 11", for an arc distance of 222.73' , to a point on said curve, said point bears N15°25' 21"W, from the radius point of the last described curve; thence N89°37' 11"E, along the right-of-way line of State Road 93 (I-75), for 585.11' ; thence S2°38' 18"E, along a line parallel with and 885.76' west of, as measured at right angles to, the east line of said Section 9, for 1,342.14' , to the Point of beginning. Bearings mentioned herein relate to an assumed bearing of N2°38' 18"W along the east line of Section 9.

LOCATION: South of theoretical N.W. 186 Street & approximately 900' ± west of N.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, after reviewing the record and decision of Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board to vacate resolution CZAB5-7-02 and to remand the application back to Community Appeals Board 5 for further consideration with leave to amend, and

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WHEREAS, a motion to vacate resolution CZAB5-7-02 and to remand the application back to Community Appeals Board 5 for further consideration with leave to amend was offered by Commissioner Jose "Pepe" Diaz, seconded by Commissioner Jimmy L. Morales, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Dennis C. Moss	nay
Jose "Pepe" Diaz	aye	Dorrin D. Rolle	aye
Betty T. Ferguson	absent	Natacha Seijas	absent
Sally A. Heyman	aye	Katy Sorenson	nay
Joe A. Martinez	aye	Rebeca Sosa	absent
Jimmy L. Morales	aye	Javier D. Souto	aye
Chairperson Barbara M. Carey-Shuler		aye	


NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that Resolution CZAB5-7-02 is vacated and that the application is hereby remanded to Community Zoning Appeals Board 5 for further consideration with leave to amend.

BE IT FURTHER RESOLVED that Resolution No. CZAB5-7-02 is hereby null and void.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

No. 02-11-CZ8-2
ej

HARVEY RUVIN, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By  HARVEY RUVIN
Deputy Clerk

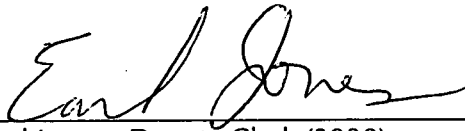
THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 31ST DAY OF MARCH, 2003.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

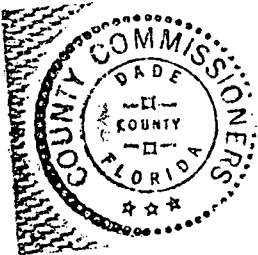
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-2-02 adopted by said Board of County Commissioners at its meeting held on the 13th day of March, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 28th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



RESOLUTION NO. CZAB5-7-02

WHEREAS, GENET FAMILY LTD. PARTNERSHIPS NO. 1 & NO. 2 applied for the following:

AU to RU-3M

SUBJECT PROPERTY: Tract 16, less the right-of-way for State Road 93 (I-75), together with portions of Tracts 1, 2, 3, 4 & 5, FLORIDA FRUIT LANDS COMPANY' S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northeast corner of said Section 9; thence run S2°38' 18"E, along the east line of said Section 9, for 1,571.76' ; thence S89°35' 0"W, along a line parallel with and 254.81' south of, as measured at right angles to, the south line of said Tract 4, for 886.43' , to the Point of beginning of the following described parcel: thence continue S89°35' 0"W, along the last mentioned course, for 433.85' ; thence N2°38' 8"W, along the west line of said Tract 5, 4, 3 & 2, for 1,243.2' ; thence S89°36' 38"W, along the south line of said Tract 16, for 352.93' , to a point on a curve, said point bears N38°37' 32"W, from the radius point of said curve; thence NE/ly, along a circular curve to the right, having a radius of 550' and a central angle of 23°12' 11", for an arc distance of 222.73' , to a point on said curve, said point bears N15°25' 21"W, from the radius point of the last described curve; thence N89°37' 11"E, along the right-of-way line of State Road 93 (I-75), for 585.11' ; thence S2°38' 18"E, along a line parallel with and 885.76' west of, as measured at right angles to, the east line of said Section 9, for 1,342.14' , to the Point of beginning. Bearings mentioned herein relate to an assumed bearing of N2°38' 18"W along the east line of Section 9.

LOCATION: South of theoretical N.W. 186 Street & approximately 900' ± west of N.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would not be compatible with the neighborhood and area concerned and would be in conflict

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with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Archie E. McKay, seconded by Leonardo A. Perez, and upon a poll of the members present the vote was as follows:

Sharon Franklin	aye	Leonardo A. Perez	aye
Juan A. Garcia	nay	Paul O' Dell	aye
Archie E. McKay	aye	Roberto P. Serrano	nay
Jorge I. Bonsenor	aye		

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to RU-3M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 12th day of December, 2002.

Hearing No. 02-12-CZ5-1
ej

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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

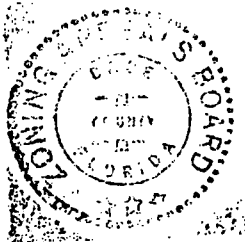
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-7-02 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of December, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of January, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
N/A	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
N/A	

Genet Family Limited Partnership No. 1
Genet Family Limited Partnership No. 2
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

[illegible]

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If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

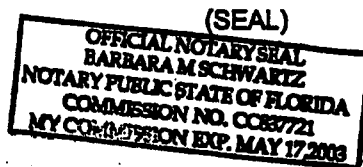
David Genet

(Applicant) Genet Family Limited Partnership No. 1
Genet Family Limited Partnership No.2

Sworn to and subscribed before me,
this 11 day of August 2002

Barbara Schwartz
Notary Public, State of Florida at Large

My Commission Expires: 5/17/03



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

EXHIBIT "A"

DISCLOSURE OF APPLICANT'S INTEREST

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Partnership Name: The Genet Family Limited Partnership
 Partnership Address: 19080 Northeast 29th Avenue
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
1 Evelyn Genet	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140	Limited	Individual	16.3810%	16.3810%
2 Genet Family Holdings, Inc.		19080 Northeast 29th Avenue Aventura, Florida 33180	General	S-Corp.	1.0000%	
	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140		Individual		0.4800%
	S. Michael Genet	2945 Flamingo Drive Miami Beach, Florida 33140		Individual		0.1275%
	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162		Individual		0.1275%
	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021		Individual		0.1275%
	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180		Individual		0.1275%
3 Solomon B. Genet Trust	Solomon B. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
4 Anna V. Genet Trust	Anna V. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
5 Laura W. Genet Trust	Laura W. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
6 Megan R. Genet Trust	Megan R. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%

EXHIBIT "A"

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
 Partnership Address: 19080 Northeast 29th Avenue
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
7 Martin H. Genet Trust	Martin H. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
8 Sarah E. Genet Trust	Sarah E. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
9 Larry Genet Trust	Larry Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
10 Sam Genet Trust	Sam Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
11 Sarya Genet Trust	Sarya Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
12 Ariana Genet Trust	Ariana Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
13 Moshe B. Genet Trust	Moshe B. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
14 Aryeh M. Genet Trust	Aryeh M. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
15 Eliezer J. Genet Trust	Eliezer J. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
16 Noam F. Genet Trust	Noam F. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
17 Azriel M. Genet Trust	Azriel M. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	3.0000%	3.0000%

EXHIBIT "A"

Page 3 of 3

TOTAL

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DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
Partnership Address: 19080 Northeast 29th Avenue
Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
18 S. Michael Genet	S. Michael Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Individual	3.6875%	3.6875%
19 Sandor F. Genet	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33182	Limited	Individual	3.6875%	3.6875%
20 Ben J. Genet	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Individual	3.6875%	3.6875%
21 David G. Genet	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Individual	3.6875%	3.6875%
Total					100.0000%	100.0000%

EXHIBIT "B"

Genet Family Limited Partnership #2
Ownership Interest as of 8/1/00

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Partnership Name:
Partnership Address:Genet Family Limited Partnership #2
4014 Chase Ave, Suite 214
Miami Beach, Florida 33140

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	12/9/98 % Owner
1 Genet Family Holdings, Inc.		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	General	S-Corp.	1.0%
2 1999 E.M.B. Genet Family Trust dated 9/23/99		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	Limited	Trust	81%
3 Michael Genet	Michael Genet	3758 Prairie Avenue Miami Beach, Florida 33140	Limited	Individual	4.5%
4 Sandor Genet	Sandor Genet	17355 NE 1st Avenue North Miami Beach, Florida 33169	Limited	Individual	4.5%
5 Ben Genet	Ben Genet	3870 N. 40th Avenue Hollywood, Florida 33021	Limited	Individual	4.5%
6 David Genet	David Genet	4801 N. 41st Street Hollywood, Florida 33021	Limited	Individual	4.5%
	TOTAL	19080 NE 29th Ave Aventura Fl. 33180			100.0%

EXHIBIT "C"

Century Prestige II, LLC., a Florida
limited liability company
is owned by:

50% By:
CENTURY PARTNERS GROUP, LTD.,
a Florida limited partnership, which is owned by:

CENTURY ENRTPRISES GROUP, INC., a Florida corporation, which
Is owned 100% by Sergio Pino

50% By:
PRESTIGE REALTY HOLDINGS, LLC,
a Florida limited liability company, which is owned 50% by
Martin J. Caparros, Jr., and 50% by Maurice Cayon

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Century Prestige I, LLC

CORPORATION NAME

NAME, ADDRESS AND OFFICEPercentage of Stock**Century Partners Group, Ltd.****7270 N.W. 12th Street, Suite 410****Miami, FL 33126****Century Enterprises Group, Inc.****its general partner**

RECEIVED
MAR 17 2003

ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

FILE 302-255

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESSPercentage of Stock

38

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Century Partners Group, Ltd.

CORPORATION NAME

NAME, ADDRESS AND OFFICE**See attached Exhibit "A"****7270 NW 12th Street, Suite 410****Miami, FL 33126**Percentage of Stock**See attached Exhibit "A"**

202-255
RECEIVED
 MAR 17 2003

ZONING HEARINGS SECTION
 PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

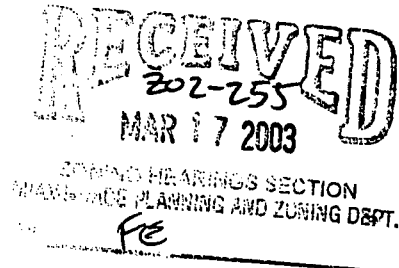
NAME AND ADDRESSPercentage of Stock

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Century Enterprises Group, Inc.

CORPORATION NAME

NAME, ADDRESS AND OFFICEPercentage of StockSergio Pino100%7270 NW 12th Street, Suite 410Miami, FL 33126

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESSPercentage of Stock

40

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: Leela Battista

(Applicant) Century Prestige I
attorney for

Sworn to and subscribed before me,
this 1st day of March, 2003

Blanca E. Fernandez

(SEAL)

Notary Public, State of Florida at Large



Blanca E Fernandez
★ My Commission CC948697
Expires June 25, 2004

My Commission Expires: 6/25/04

*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

202-255
RECEIVED
MAR 17 2003
PLANNING AND ZONING SECTION
PLANNING AND ZONING DEPT.
FB

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EXHIBIT "A"
Century Partners Group, Ltd.

RECEIVED
 202-455
 MAR 17 2003

Name:

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

FLE

Century Enterprises	0.01%
Aderco Enterprises (A. Guerra)	7.19%
Aderco Enterprises - FBO Adrienne	0.42%
Aderco Enterprises - FBO Corinne	0.42%
Aderco Enterprises - FBO Eric	0.42%
Alarcon, Raul	0.00%
Alba, Sam	0.34%
Alba-Reilly, Keyla & Bill Reilly	0.36%
Alba-Reilly Investments.	0.11%
Angones, Frank	0.38%
Araya, Andy	0.00%
Barreto, Rodney	3.79%
Borroto, Luis & Dulce	0.29%
Brialan Corp. (Alberto & Vivian Guerra)	0.96%
Brialan - Alberto Guerra Irrevocable Children's Trust Agreement #1	0.46%
Brialan - Alberto Guerra Irrevocable Children's Trust Agreement #2	0.46%
Bustamante, Gabriel	0.35%
C.A.G. Devp. (J. Guerra.)	0.57%
Jorge Guerra, ITF Rosa Guerra	0.61%
Jorge Guerra, ITF Jorge Luis Guerra	0.19%
Jorge Guerra, ITF Daniel Guerra	0.19%
Jorge Guerra, ITF Vanessa Guerra	0.19%
Ivo & Gladys Guerra	0.00%
Cardel Investments (Delfin Pernas)	0.44%
* Carro, Pepe	0.00%
Casas- Maria Casas Revocable Trust	0.40%
Castellon, Giraldo	0.19%
Central Fla. (Juan Herran)	0.46%
Central Fla - Juan J. Herran	0.06%
Chisholm, Robert	0.19%
Crescent Coast (E. Santana)	0.70%
Cruz, Javier	0.38%
D.L.D. Invest. (R. Valdes)	1.97%
Garcia, Carlos	2.69%
Sasha & Natasha Andrade Trust	0.07%
Garcia, Jose Angel ITF	0.00%
Garcia, Alejandro Jose	0.10%
Garcia, Gillian	0.10%
Garcia, Karl Garcia Trust	1.67%
Garcia, Mercedes	0.64%
Garcia, Vivian	0.34%
Gestido, Tony	0.19%
Gil Devp.	0.38%
Gueiro Invest. (Emma Guerra)	0.10%
Gueiro - Emma M. Guerra Rev Trust	0.10%

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HEARING HEARINGS SECTION
PLANNING AND ZONING DEPT.

FE 202-255

Salgueiro & Salgueiro Enterprises	0.10%
Guerra Group (Jorge & Martha Guerra)	0.54%
Guerra Grp - Martha B. Guerra RevTrust	0.16%
Herran Fam. (E. Herran)	0.44%
Hex Invest. (E. Herran & R. Cainzos)	0.23%
Herran, Tino	0.79%
Herran, Manuel & Nyria	1.89%
Herran-MAH, Trustte & NH, Trustee	0.81%
Heys Invest. (Jose Antonio Herran)	0.38%
Iglesias, Rolando	1.49%
Iglesias, Thomas	0.66%
Korge, Chris	3.85%
Korge Family Trust	0.36%
Lorenzo, Humberto	2.51%
Lozano, Diego	0.22%
Machado, Ceferino	2.51%
Machado, Katya	0.45%
Machado, Luis	0.95%
Manrara, Alberto	0.10%
Martinez, Charlie	0.93%
Martinez, Emilio F. & Mariana	0.38%
Martinez, Emilio J. & Ivelisse	0.00%
Martinez, Raul	0.00%
McClure, John	0.19%
Menedez, Juan & Piedad	0.00%
Menendez, Piedad Menendez Revocable Trust	0.48%
Menendez, Juan Carlos	0.22%
Millenia Corp. (Juan Delgado)	0.69%
Millenia Corp. - Millenia	0.76%
Moreno, Siegfried & Teresa	0.29%
Novoa, Roberto & Maria Herran	0.00%
Novoa - Orion Family Ltd. P'ship	0.76%
Nuñez, Javier	0.19%
Bichara, Blanca C. (Opus)	0.00%
Diaz, Jose & Elizabeth (Opus)	0.09%
Salman, Gudelia (Opus)	0.53%
Oyarzun, Ramon & Ana	0.00%
Pando, Domingo & Gladys	0.00%
Penin, Carlos	0.22%
Peninsula Mortgage (Eloy & Jorge)	0.00%
Perez, Alberto	1.91%
Perez, Luis	0.19%
Perez, Roman	0.44%
Pino, Carlos	0.38%
Pino Children	0.57%
Pino, Eugenio	0.83%
Pino, Mike	0.22%
Pino, Sergio	22.46%
Pino - IRA Account	0.57%
Prellezo, Steve	0.11%
Alonso, Manuel (f/k/a Professional Plumbing)	1.91%
R.A.R. Group (Ricardo Recio)	0.00%
Recio, Ricarod & Adma	0.00%
Rasco, Ramon	0.72%
Rayon, Leo	0.67%
Reininger, Steve	0.19%

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

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202-255

Rosell, Jorge	0.00%
Ruiz, Zully	0.19%
Sanabria, Gonzalo	0.00%
Sanchez, Osmundo	0.24%
South Windows (Valdes & Arias)	0.24%
Tarafa, Carlos	0.10%
Vazquez, Osmara	0.36%
Vila, Jose	0.19%
TOTAL FOUNDERS:	85.50%

**Founders Options Exercised by/
Given to Non-Founding Members -**

%

Calleja, Angel	0.08%
Cancela, Jose	0.07%
Cancela, Rosie	0.05%
Cayon, Juan & Rebecca	0.06%
Bunkers IV, Ltd.	0.19%
Fernandez, Vincent & Irma	0.00%
Herran - Antolin G. Herran Revocable Trust	0.16%
Larrea Reizel,	0.09%
Larrea, Milton	0.12%

**TOTAL NON FOUNDING MEMBERS
(Founders Prices)**

0.82%

Non Founders:

%

Aragon, Carlos	0.00%
Alvarez, Maria Teresa	0.48%
Arencibia, Rene & Lizbeth	0.19%
Benitez, Raul	0.05%
Benitez, Rolando	0.05%
Bermello, Ajamil & Partners, Inc.	0.00%
Betancourt, Jose R.	0.00%
Biltmar Financial, Inc.	0.57%
Bishop, David	0.03%
DKB Trade Concepts, (Bishop, David)	0.08%
Bucelo, Armando	1.29%
Carmona, Benny	0.06%
Clerici, Patrizio	0.20%
Cordero, Ana Diaz	0.07%
Cuervo, Jorge & Eva	0.06%
Cuervo, Leo	0.10%
de la Cruz, Alez	0.36%
De la Fuente, Emiliano	0.00%
Del Rio, Pedro	0.07%
Diaz, Jose F.	0.15%
Diaz, Roselia	0.35%
Dorsy, James	0.08%

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ZONING HEARINGS SECTION
PLANNING AND ZONING DEPT.

FB
202-255

Elsedo, Inc. (Martinez)	0.09%
Evergaldes Warehouses Corp.	1.42%
Fernandez, Jose M.	0.30%
Fernandez-Coipel, Jorge	0.29%
Melrose Devp. Corp.	0.00%
Gamma Construction	0.00%
Garcia-Carillo, Pedro & Maria	0.00%
Interlodge Fla., Inc. (Garcia-Sanchez, Gil)	0.03%
Interlodge Fla., Inc. (Garcia-Sanchez, J.)	0.03%
Goenaga, Bernardo	2.79%
5959 Realty, LP (Goldman)	0.14%
Guillen, Jose & Yolanda	0.10%
Herrera, Herminia	0.14%
Jimenez, Juan	0.00%
Kiskinis, John	0.07%
Llano, Cesar	0.04%
Henry Lopez-Aguilar	0.00%
Lopez, E. & J.	0.12%
Lopez, George	0.00%
Sapphire Invest. (de la Campa)	0.00%
Luaces, Teresa	0.14%
Marchant, Omar	0.10%
Mendoza, Luis	0.02%
Menendez, Manuel J. (Best Truss)	0.13%
Mikon Financial Services	0.23%
Falla, Gregorio & Elizabeth	0.08%
Millenia Corp. (Fernandez)	0.00%
Monzon, Domingo	0.07%
Morad, Vivian	0.08%
Navarro, Bernie	0.06%
Normann, Angel Diaz	0.15%
Papagio SA	0.00%
Pinon, Juan	0.07%
Placeres, Antonio & Yolanda	0.17%
Prasertlum, Jirasak	0.08%
Quintero, Mario	0.09%
Rabell, Luis	0.06%
Refri-Parts, Inc. (Dedesma)	0.43%
Rieumont, Jose	0.00%
Robles, Jesus	0.00%
Universal Invest (Rodriguez Carpentry)	0.07%
Sanchez, Rafael	0.00%
Sanchez, Rey	0.04%
Siglo Inevst	0.13%
Sisser, Rick	0.00%
Soler, Jose (Re-Sol)	0.07%
Tohme, Ziad & Marleine	0.11%
Varela, Julio & Hilda	0.00%
Vento, Ovi Jr.	1.06%
Villaamil, Silda	0.02%
Village Devp. Corp. (Boschetti)	0.00%
BF Holdings, LLC	0.06%
Vinas, Robert & Zoe	0.19%
Vitran-Century	0.00%
Winterville	0.00%

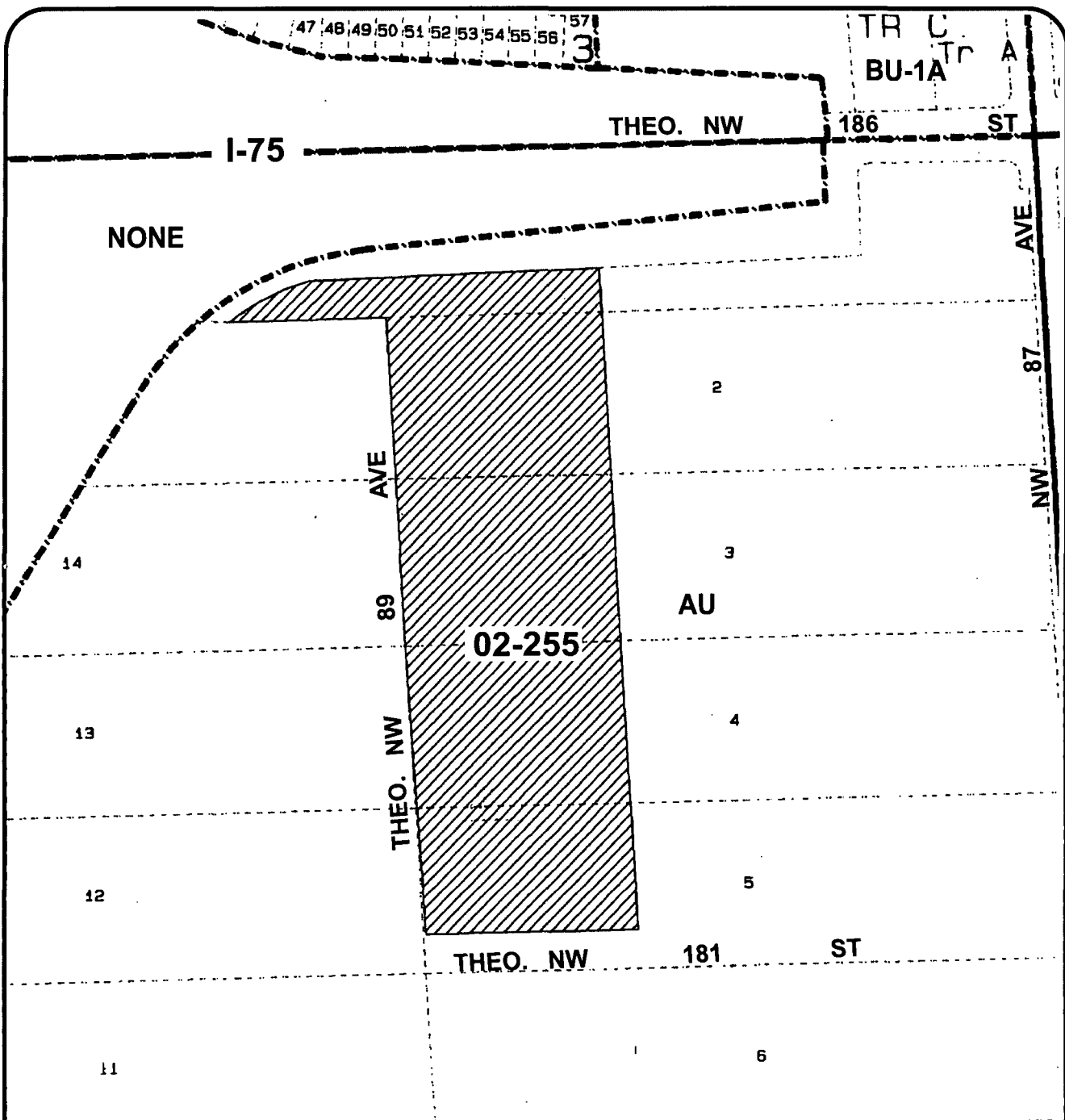
45

Wood, Dennis	0.07%
Zilber, Martin	0.13%
TOTAL NON-FOUNDERS:	13.68%

**GRAND TOTAL:
CUMULATIVE:**

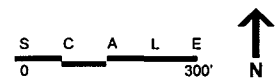
100.00%

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY RS
202-255



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 09 Township: 52 Range: 40
 Process Number: 02000255
 Applicant: GENET FAMILY LTD # 1&2 ET AL
 District Number: 12
 Zoning Board: C05
 Drafter ID: ALFREDO
 Scale: 1:300'



 SUBJECT PROPERTY



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MIAMI-DADE COUNTY
AERIAL

Section: 09 Township: 52 Range: 40
Process Number: 02000255
Applicant: GENET FAMILY LTD # 1&2 ET AL
District Number: 12
Zoning Board: C05
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



2. GENET FAMILY LTD. PARTNERSHIPS NO. 1 & NO. 2
(Applicant)

02-12-CZ5-1 (02-255)
BCC/District 13
Hearing Date: 3/13/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? Century Prestige II, LLC

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

GENET FAMILY LTD.
PARTNERSHIPS NO.1 & NO. 2

SOUTH OF THEORETICAL NW
186 STREET AND
APPROXIMATELY 900' WEST
OF NW 87 AVENUE, MIAMI-
DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

03/13/2003

02-255

DATE

HEARING NUMBER

NO CURRENT ENFORCEMENT ACTION

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Genet Family Ltd. Partnerships No. 1 & No. 2 **PH:** Z02-255 (02-12-CZ5-1)

SECTION: 9-52-40

DATE: March 13, 2003

COMMISSION DISTRICT: 13

ITEM NO.: 2

=====

A. INTRODUCTION

o **REQUEST:**

GENET FAMILY LTD. PARTNERSHIPS NO. 1, & NO. 2 is appealing the decision of Community Zoning Appeals Board #5, which denied the following:

AU to RU-3M

o **SUMMARY OF REQUEST:**

The applicant is appealing the decision of the Community Zoning Appeals Board-5 which denied a zone change on this site from AU, Agricultural District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

South of theoretical N.W. 186 Street & approximately 900'± west of N.W. 87 Avenue, Miami-Dade County, Florida.

o **SIZE:** 13.97± Acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or

designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant parcel	Office/Residential
<u>Surrounding Properties:</u>	
NORTH: GU; I-75 right-of-way	Expressway
SOUTH: AU; vacant	Residential, 1.0 to 2.5 du/a – one density higher with urban design
EAST: AU; vacant	Business and Office
WEST: RU-1M(a); vacant	Residential, 1.0 to 2.5 du/a – one density higher with urban design

The subject parcel is located east of the turnpike and south of NW 186 Street, between NW 87 Avenue and theoretical NW 89 Avenue. This is a rapidly developing residential area. A service station/convenience store lies to the northeast of the site.

E. SITE AND BUILDINGS:

Site Plan Review: (no plans were submitted)

Scale/Utilization of Site:	N/A
Location of Buildings:	N/A
Compatibility:	N/A
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	N/A
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	40 students - RU-1M(a)

H. ANALYSIS:

The applicant is appealing the December 12, 2002 decision of the Community Zoning Appeals Board-5 which denied this application without prejudice by a vote of 5-2.

The subject property is located south of NW 186 Street, approximately 900'± west of N.W. 87 Avenue. The applicant has submitted a revised letter of intent seeking a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single Family Residential District, in lieu of the originally requested RU-3M, Minimum Apartment House District, which was denied by the CZAB-5. Although it was the applicant's original intent to develop the site with townhouse units, the applicant now intends to develop the site with single family residences. The applicant intends to proffer a covenant limiting the development of the site to 73 single family residences and indicating that the applicant would proceed through the Administrative Site Plan Review (ASPR) process for the site plan and any lake excavation on the site.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application. However, said Department will

require the applicant to provide paved public access to the site. The zone change to RU-1M(a) will generate an additional **104 p.m. daily peak hour vehicle trips** on the area roadways whereas the originally requested zone change to RU-3M would have generated 140 peak hour vehicle trips. However, said trips will not change the level of service (LOS) on same which are currently at LOS "C" and "D." The Miami Lakes District of the Miami-Dade Police Department serves this area. In December 2002, that district had an average emergency response time of 5.0 minutes. Miami-Dade County Public Schools indicates that the zone change to RU-1M(a) will bring an additional 40 students into the area's public schools whereas the originally requested zone change to RU-3M would have brought in 54 additional students.

This application will allow the applicant to provide additional housing for the community. The originally requested RU-3M zoning permits the development of 12.9 units per acre, which would allow a total of 180 residential units on this site and RU-1M(a) zoning permits the development of 6.97 units per acre for a total of 97 residential lots on this site. The Comprehensive Development Master Plan designates this site for Office/Residential use. The Master Plan states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. In this instance, the originally requested RU-3M zoning and the RU-1M(a) zoning now being sought meets the aforementioned criteria. The adjacent property to the west is designated for Estate Density Residential use (1.0 to 2.5 dua), however, said property has a cross pattern on the Land Use Plan (LUP) map and is labeled as DI-1 (Density Increase 1), which allows development to occur at one density higher than the underlying Estate Density if the development of the property utilizes sound urban design principles adopted by the County by ordinance. Said property was granted approval for RU-1M(a) zoning and development in July 2002 at the higher Low Density Residential use (2.5 to 6 dua) category since the plans submitted with the application incorporated sound urban design principles. Based on the aforementioned, since the CDMP allows Office/Residential properties to be developed residentially at one category higher than the adjacent parcel, this property can be developed at the Low-Medium Density category of 5 to 13 dwelling units per gross acre. RU-3M zoning allows a density of 12.9 residential units per net acre which is **consistent** with the aforementioned development density of 5-13 units per acre permitted on this site by the CDMP. RU-1M(a) zoning allows a density of 6.97 units per net acre and is also **consistent** with the CDMP. The CDMP would permit a maximum development of 181 units on this site, and the originally proposed RU-3M zoning would have permitted 180 residential units. In conjunction with the RU-3M rezoning request, the applicant had proffered a limitation to the maximum density on the site to allow a maximum development of 139 units. Said 139 units is well below the maximum permitted by both RU-3M zoning and the Master Plan. The amended RU-1M(a) rezoning request would permit the development of 97 single family residences, however, the applicant intends to proffer a covenant limiting the density on same to 73 single family residences, which is 108 units less than the maximum permitted by the CDMP. Staff supports RU-1M(a) zoning in lieu of

EXHIBIT "C"

Century Prestige II, LLC., a Florida
limited liability company
is owned by:

50% By:
CENTURY PARTNERS GROUP, LTD.,
a Florida limited partnership, which is owned by:

CENTURY ENRTPRISES GROUP, INC., a Florida corporation, which
Is owned 100% by Sergio Pino

50% By:
PRESTIGE REALTY HOLDINGS, LLC,
a Florida limited liability company, which is owned 50% by
Martin J. Caparros, Jr., and 50% by Maurice Cayon

EXHIBIT "B"

Genet Family Limited Partnership #2
Ownership Interest as of 8/1/00Partnership Name:
Partnership Address:Genet Family Limited Partnership #2
4014 Chase Ave, Suite 214
Miami Beach, Florida 33140

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	12/9/98 % Owner
1 Genet Family Holdings, Inc.		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	General	S-Corp.	1.0%
2 1999 E.M.B. Genet Family Trust dated 9/23/99		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	Limited	Trust	81%
3 Michael Genet	Michael Genet	3755 Prairie Avenue Miami Beach, Florida 33140	Limited	Individual	4.5%
4 Sandor Genet	Sandor Genet	17355 NE 1st Avenue North Miami Beach, Florida 33169	Limited	Individual	4.5%
5 Ben Genet	Ben Genet	3870 N. 40th Avenue Hollywood, Florida 33021	Limited	Individual	4.5%
6 David Genet	David Genet	4001 N. 41st Street Hollywood, Florida 33021	Limited	Individual	4.5%
	TOTAL	19080 NE 29th Ave Aventura Fl. 33180			100.0%

EXHIBIT "A"

Page 3 of 3
TOTAL 30

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
Partnership Address: 19080 Northeast 29th Avenue
Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
18 S. Michael Genet	S. Michael Genet	2845 Flamingo Drive Miami Beach, Florida 33140	Limited	Individual	3.6875%	3.6875%
19 Sandor F. Genet	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Individual	3.6875%	3.6875%
20 Ben J. Genet	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Individual	3.6875%	3.6875%
21 David G. Genet	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Individual	3.6875%	3.6875%
Total					100.0000%	100.0000%

EXHIBIT "A"

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
 Partnership Address: 19080 Northeast 29th Avenue
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
7 Martin H. Genet Trust	Martin H. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33182	Limited	Trust	4.6335%	4.6335%
8 Sarah E. Genet Trust	Sarah E. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
9 Larry Genet Trust	Larry Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
10 Sam Genet Trust	Sam Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
11 Sarya Genet Trust	Sarya Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
12 Ariana Genet Trust	Ariana Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
13 Moshe B. Genet Trust	Moshe B. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
14 Aryeh M. Genet Trust	Aryeh M. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
15 Eliezer J. Genet Trust	Eliezer J. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
16 Noam F. Genet Trust	Noam F. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
17 Azriel M. Genet Trust	Azriel M. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	3.0000%	3.0000%

EXHIBIT "A"

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
 Partnership Address: 19080 Northeast 29th Avenue
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
1 Evelyn Genet	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140	Limited	Individual	16.3810%	16.3810%
2 Genet Family Holdings, Inc.		19080 Northeast 29th Avenue Aventura, Florida 33180	General	S-Corp.	1.0000%	
	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140		Individual		0.4800%
	S. Michael Genet	2945 Flamingo Drive Miami Beach, Florida 33140		Individual		0.1275%
	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162		Individual		0.1275%
	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021		Individual		0.1275%
	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180		Individual		0.1275%
3 Solomon B. Genet Trust	Solomon B. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
4 Anna V. Genet Trust	Anna V. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
5 Laura W. Genet Trust	Laura W. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
6 Megan R. Genet Trust	Megan R. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____

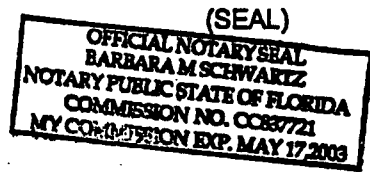
David Genet
David Genet

(Applicant) Genet Family Limited Partnership No. 1
Genet Family Limited Partnership No.2

Sworn to and subscribed before me,
this 11 day of August 2002

Barbara M Schwartz
Notary Public, State of Florida at Large

My Commission Expires: 5/17/03



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

Genet Family Limited Partnership No. 1
Genet Family Limited Partnership No. 2
PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u>See attached Exhibit "A" and</u>	
<u>attached Exhibit "B"</u>	

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Century Prestige II, LLC
NAME

[illegible]

Date of contract: July 18, 2002

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

- N/A -

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Stock

- N/A -

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-7-02 adopted by said Community Zoning Appeals Board at its meeting held on the 12th day of December, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of January, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and

WHEREAS, a motion to deny the application without prejudice was offered by Archie E. McKay, seconded by Leonardo A. Perez, and upon a poll of the members present the vote was as follows:

Sharon Franklin	aye	Leonardo A. Perez	aye
Juan A. Garcia	nay	Paul O' Dell	aye
Archie E. McKay	aye	Roberto P. Serrano	nay
Jorge I. Bonsenor		aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to RU-3M be and the same is hereby denied without prejudice.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 12th day of December, 2002.

Hearing No. 02-12-CZ5-1
ej

RESOLUTION NO. CZAB5-7-02

WHEREAS, GENET FAMILY LTD. PARTNERSHIPS NO. 1 & NO. 2 applied for the following:

AU to RU-3M

SUBJECT PROPERTY: Tract 16, less the right-of-way for State Road 93 (I-75), together with portions of Tracts 1, 2, 3, 4 & 5, FLORIDA FRUIT LANDS COMPANY' S SUBDIVISION NO. 1, in Section 9, Township 52 South, Range 40 East, Plat book 2, Page 17, being more particularly described as follows:

Commence at the Northeast corner of said Section 9; thence run S2°38' 18"E, along the east line of said Section 9, for 1,571.76' ; thence S89°35' 0"W, along a line parallel with and 254.81' south of, as measured at right angles to, the south line of said Tract 4, for 886.43' , to the Point of beginning of the following described parcel: thence continue S89°35' 0"W, along the last mentioned course, for 433.85' ; thence N2°38' 8"W, along the west line of said Tract 5, 4, 3 & 2, for 1,243.2' ; thence S89°36' 38"W, along the south line of said Tract 16, for 352.93' , to a point on a curve, said point bears N38°37' 32"W, from the radius point of said curve; thence NE/ly, along a circular curve to the right, having a radius of 550' and a central angle of 23°12' 11", for an arc distance of 222.73' , to a point on said curve, said point bears N15°25' 21"W, from the radius point of the last described curve; thence N89°37' 11"E, along the right-of-way line of State Road 93 (I-75), for 585.11' ; thence S2°38' 18"E, along a line parallel with and 885.76' west of, as measured at right angles to, the east line of said Section 9, for 1,342.14' , to the Point of beginning. Bearings mentioned herein relate to an assumed bearing of N2°38' 18"W along the east line of Section 9.

LOCATION: South of theoretical N.W. 186 Street & approximately 900' ± west of N.W. 87 Avenue, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would not be compatible with the neighborhood and area concerned and would be in conflict

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared _____
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal of
a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- _____ 1. Participation at the hearing
 X 2. Original Applicant
_____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury, and
that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Signature

Leila Batties
Appellant's signature

Print Name

Leila Batties, Esq.
Print Name

Signature

Print Name

Sworn to and subscribed before me on the 30 day of December, year 2002.

Appellant is personally know to me or has produced _____ as identification.

Mercedes Arrojas
Notary
(Stamp/Seal)

OFFICIAL NOTARY SEAL
MERCEDES ARROJAS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 896384
MY COMMISSION EXP. DEC. 16, 2003

Commission Expires:

APPELLANT MUST SIGN THIS PAGE

Date: _____ day of _____, year _____

Signed _____

Print Name

Mailing Address

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Genet Family Ltd. Partnerships No. 1 & 2
Representing

Leila Batties
Signature

Leila Batties, Esq.
Print Name

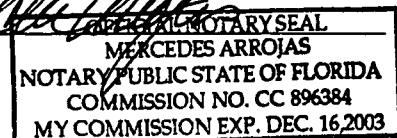
One S.E. Third Avenue
Address

Miami FL 33131
City State Zip

(305) 374-5600
Telephone Number

Subscribed and Sworn to before me on the 30 day of December, year 2002

[Signature]
Notary Public
(stamp/seal)



Commission expires:

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY BBZ AMOUNT OF FEE \$329.00

RECEIPT # I 200206398

DATE HEARD: 12 / 12 / 02

BY CZAB # 5

CZAB5-7-02

RECEIVED
DEC 30 2002

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
DATE RECEIVED STAMP
BY _____

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County _____ must be made to the Department on or before the Deadline Date prescribed

RE: Hearing No. 02-255

Filed in the name of (Applicant) Genet Family Ltd. Partnerships No. 1 & No. 2

Name of Appellant, if other than applicant _____

Address/Location of APPELLANT'S property: South of theo. NW 186 Street & approx. 900' west of NW 87 Avenue

Application, or part of Application being Appealed (Explanation): Entire appealable application

Appellant (name): Genet Family Ltd. Partnerships No. 1 & No. 2

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

The Community Council's decision to deny the application was not based on substantial competent evidence.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of October 2002):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "JJJ"	Site Acquisition	N/A
State School "MM1"	Site Acquisition	N/A
State School "NN1"	Site Acquisition	N/A
State School "U1"	Site Search	N/A
State School "V1"	Site Search	N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$233,320.

CAPITAL COSTS: Based on the State's February-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	22	x	\$ 13,135	=	\$ 288,970
MIDDLE	9	x	\$ 15,060	=	\$ 135,540
SENIOR	9	x	\$ 19,929	=	\$ 179,361

Total Potential Capital Cost	\$ 603,871
------------------------------	------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

Lawton Chiles Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms and Portables added

Recognition for Academic Achievement:

None

Special Programs:

Vocational and Enrichment Classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

None

American Senior:

Access to computers:

In special computer labs and Media Center

Capital Improvements since 1990:

Classrooms

Recognition for Academic Achievement:

None

Special Programs:

Vocational, Enrichment and Community classes

Lunch schedule:

Begins at 10:40 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria

Teachers required to float/travel:

English, Science, Foreign Language, ESE, Health, Social Studies and Driver's Ed.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Palm Springs N Elem. <small>*Includes PLC "X"</small>	1443	1144	126%	424	92%
Lawton Chiles Middle	2039	1303	156%	454	116%
American Sr.	2848	1950	146%	77	141%

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Palm Springs North Elementary:

Access to computers:	In each classroom, in special computer labs and in Media Center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care and Community and Enrichment classes
Lunch schedule:	Begins at 10:00 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria
Teachers required to float/travel:	Spanish, ESOL, Art and Music

REVISED
SCHOOL IMPACT REVIEW ANALYSIS
(As per proffered covenant provided 2/26/03)

APPLICATION: No. 02-255, Genet Family Ltd. Partnerships No. 1 & 2 (CC05)

REQUEST: Zoning change from AU to RU-3M

ACRES: 13.97± acres

LOCATION: South of NW 186 Street and West of NW 87 Avenue

**NUMBER OF
UNITS:** 73 units

**ESTIMATED
STUDENT
POPULATION:** 40 students**

ELEMENTARY: 22

MIDDLE: 9

SENIOR: 9

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Palm Springs North Elementary - 17615 NW 82 Ave.*

MIDDLE: Lawton Chiles Middle - 8190 NW 197 St.

SENIOR HIGH: American Senior - 18350 NW 67 Ave.

* School is capped, students are attending Lake Stevens Elementary.

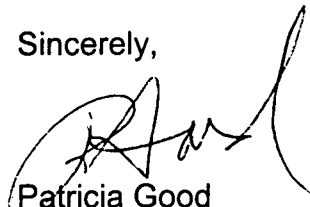
** Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

Ms. Ruth Ellis Myers
December 9, 2002
Page Two

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-674
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne



giving our students the world

Ana Rijo-Conde, AICP

December 9, 2002

Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair
Frank J. Bolaños
Frank J. Cobo
Dr. Robert B. Ingram
Betsy H. Kaplan
Manty Sabatés Morse
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

RECEIVED
DEC 10 2002
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Merrett R. Stierheim

**Re: Genet Family Ltd. Partnerships No. 1 & 2 - Application No. 02-255 (CC05)
South of NW 186 Street and West of NW 87 Avenue**

Dear Ms. Myers:

Please note that due to the increasing overcrowding conditions at the impacted schools, the high growth in the area and the scarcity of suitable school sites, the School District has serious concerns over the impacts generated by the above referenced proposed development on the public schools.

Based on current attendance boundaries, the proposed development would be served by Palm Springs North Elementary, Lawton Chiles Middle and American Senior High (see attached). **All of the impacted schools are over capacity, based on the data provided by the Office of Information Technology.** Also, Palm Springs North Elementary is capped, students are attending Lake Stevens Elementary. Please see attached analysis.

Please note that SS "JJJ" (Barbara Goleman Sr. Relief) is currently funded in the facilities five-year work program for site acquisition, and for school construction next fiscal year. Furthermore, although two middle schools (SS "MM1" and SS "NN1") and two elementary schools (SS "U1" and SS "V1") have been funded in the five-year work program for site acquisition in FY 02 and FY 03, respectively, construction funds have not yet been appropriated. Although it is possible that these schools would serve all or a portion of this general area, the attendance boundaries have not been established; as such, assurances cannot be provided by the School District that the proposed schools would help to alleviate the impacts of the proposed development.

13

MIAMI-DADE FIRE RESCUE DEPARTMENT

ZONING COMMENTS

Hearing Number: 02-255

Service Impact: ☒ Yes ☐ No

Location: SWC NW 186 ST. E NW 87 AVE.

Recommendation: No objection _____
No objection with condition(s) _____
Denial _____

Plans: ☐ Yes AU TO RV-3M
☒ No 14 AC.

Estimated number of alarms generated annually by application: 24

If there is an impact, below is the service availability:

Station District 44 Grid 0169 DUSF 140 Occupancy Type 2

Impact of additional calls on closest station: ☐ Minimal Impact.

☐ Moderate Impact. Planned station(s) will mitigate impact.

Planned Service to Mitigate:

Service	Location	Year to be Completed
_____	_____	_____
_____	_____	_____

☐ None

ACCESS:

Description of Concern(s):

- ☐ Gated entrances must have a minimum 15' width and must provide an elevator lock box containing a switch or lever to activate the gate for fire department use.
- ☐ Access lanes are to be a minimum of 20 feet wide with a vertical clearance of 13 feet 6 inches.
- ☐ Turnabout for fire apparatus shall have a minimum centerline radius of 50 feet. (T or Y turnaround acceptable to the AHJ shall be permitted) (Florida Fire Prevention Code)
- ☐ Fire Engineering & Water Supply Bureau site plan review and approval required.

OTHER CONCERN(S):

Reviewed by: Carlos Heredia

Phone: (786) 331-4544

Date: January 13, 2003

Revised 4/18/02

12

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Genet Family Ltd. Partnerships No. 1, & No. 2

This Department has no objections to this application.

Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

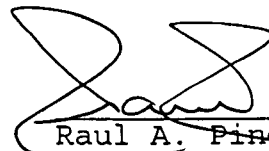
The nearby blasting site is Rinker Lakes, located between Florida's Turnpike and NW 107 Ave., south of NW 170 St.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 104 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9170	NW 87 Ave. s/o NW 186 St.	C	C
9552	NW 170 St. e/o NW 87 Ave.	D	D

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on development information provided by the applicant where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino, P.L.S.

FEB. 26 2003
Date

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property is located in the East Turnpike Basin in an area that is generally considered to be jurisdictional wetlands. Therefore, the applicant will be required to obtain a Class IV wetland permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Metropolitan Dade County, Florida unless:

1. The subject property was reviewed by Miami-Dade County Developmental Impact Committee (DIC) and received an approved developmental order as a result of the process prior to July 1, 1994, or
2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection, or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
3. A statement has been issued or will be issued by Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement on or prior to June 1, 1994.

The applicant is advised that permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP), and the South Florida Water Management District (SDWMD) may be required for the proposed project. Please be advised that it is the responsibility of the applicant to contact the USACOE, DEP, and the SFWMD.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 20, 2002

SUBJECT: #Z2002000255
Genet Family Ltd., No. 1 & 2, et al
SW corner of NW 186th Street & NW
87th Avenue
DBC from AU to RU-3M
(AU) (13.97 Ac.)
09-52-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a

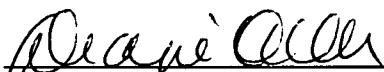
the originally requested RU-3M zoning district. RU-1M(a) zoning would be compatible with the adjacent RU-1M(a) zoning to the west. Staff notes that although not required by the zoning regulations, the applicant intends to proceed through the ASPR process for the development of this site if rezoned to RU-1M(a). Through the ASPR process staff will review the plans for compatibility, connectivity, buffering, landscaping, and urban design. As such, staff recommends approval of the appeal to allow a rezoning to RU-1M(a) in lieu of RU-3M, subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval of the appeal to permit the rezoning to RU-1M(a) in lieu of RU-3M, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 11/12/02
DATE TYPED: 11/21/02
DATE REVISED: 02/19/03; 02/26/03; 02/27/03
DATE FINALIZED: 03/04/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

1. GENET FAMILY LTD. PARTNERSHIPS NO. 1 & NO. 2
(Applicant)

02-12-CZ5-1 (02-255)
Area 5/District 13
Hearing Date: 12/12/02

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☒ / lease ☐ the property predicated on the approval of the zoning request? Yes ☒ No ☐

If so, who are the interested parties? Century Prestige II, LLC

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO NORTHWEST OFFICE

ENFORCEMENT HISTORY

GENET FAMILY LTD.
PARTNERSHIPS NO. 1 & NO. 2

SOUTH OF THEORETICAL NW
186 STREET AND
APPROXIMATELY 900' WEST
OF NW 87 AVENUE, MIAMI-
DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

12/12/2002

02-255

DATE

HEARING NUMBER

11/18/02 NO CURRENT ENFORCEMENT ACTION

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 5**

APPLICANT: Genet Family Ltd. Partnerships No. 1 & No. 2 **PH:** Z02-255 (02-12-CZ5-1)

SECTION: 9-52-40

DATE: December 12, 2002

COMMISSION DISTRICT: 13

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUEST:**

AU to RU-3M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from agricultural to minimum apartment house district.

o **LOCATION:**

South of theoretical N.W. 186 Street & approximately 900'± west of N.W. 87 Avenue, Miami-Dade County, Florida.

o **SIZE:** 13.97± Acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
AU; vacant parcel	Office/Residential
<u>Surrounding Properties:</u>	
NORTH: GU; I-75 right-of-way	Expressway
SOUTH: AU; vacant	Residential, 1.0 to 2.5 dua – one density higher with urban design
EAST: AU; vacant	Business and Office
WEST: RU-1M(a); vacant	Residential, 1.0 to 2.5 dua – one density higher with urban design

The subject parcel is located east of the turnpike and south of NW 186 Street, between NW 87 Avenue and theoretical NW 89 Avenue. This is a rapidly developing residential area. A service station/convenience store lies to the northeast of the site.

E. SITE AND BUILDINGS:

Site Plan Review: (no plans were submitted)

Scale/Utilization of Site:	N/A
Location of Buildings:	N/A
Compatibility:	N/A
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	N/A
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of

the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	Pending
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	Pending

H. ANALYSIS:

The subject property is located south of NW 186 Street, approximately 900'± west of N.W. 87 Avenue. The applicant is seeking a district boundary change on the site from AU, Agricultural District, to RU-3M, Minimum Apartment House District. It is the applicant's intent to develop the site with townhouse units. The applicant intends to proffer a covenant limiting the development of the site to a maximum of 10 units per acre and stating that there will be no rental units on the property. Additionally, the applicant intends to include in the covenant that they will proceed through the Administrative Site Plan Review (ASPR) process for any lakes that are developed on the property and that two acres will be set aside for either a park or a fire station site.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. At the time of this writing, comments from the Public Works Department had not been received. As such, their concerns, if any, could not be addressed in this recommendation. The Miami Lakes District of the Miami-Dade Police Department serves this area. In July, 2002, that district had an average emergency response time of 4.4 minutes.

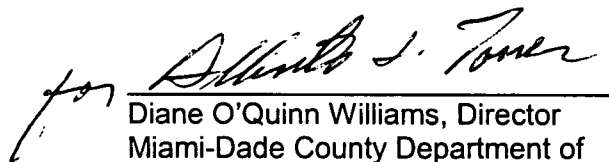
This application will allow the applicant to provide additional housing for the community. RU-3M zoning permits the development of 12.9 units per acre, which would allow a total of 180 residential units on this site. The Comprehensive Development Master Plan designates this site for Office/Residential use. The Master Plan states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway,

or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. In this instance, the proposed RU-3M zoning meets the aforementioned criteria. The adjacent property to the west is designated for Estate Density Residential use (1.0 to 2.5 du/a), however, said property has a cross pattern on the Land Use Plan (LUP) map and is labeled as DI-1 (Density Increase 1), which allows one density higher than the underlying Estate Density if the property utilizes sound urban design principles adopted by the County by ordinance. Said property was granted approval for RU-1M(a) zoning and development in July 2002 at the higher Low Density Residential use (2.5 to 6 du/a) category since the plans submitted with the application incorporated sound urban design principles. Based on the aforementioned, since the CDMP allows Office/Residential properties to be developed residentially at one category higher than the adjacent parcel, this property can be developed at the Low-Medium Density category of 5 to 13 dwelling units per gross acre. RU-3M zoning allows a density of 12.9 residential units per net acre which is **consistent** with the aforementioned development density of 5-13 units per acre permitted on this site by the CDMP. Although the CDMP would permit the maximum development of 181 units on this site and the proposed RU-3M zoning would permit 180 residential units on this site, the applicant intends to proffer a covenant limiting the density on the site to 10 units per acre which would allow a maximum of 139 units on this site. Said 139 units is well below the maximum permitted by both RU-3M zoning and the Master Plan. Notwithstanding the aforementioned, staff does not support this application as submitted. Although the applicant is not required to submit a site plan in conjunction with the district boundary change request, staff is of the opinion that a site plan is necessary in order to ensure the compatibility of the proposed zone change with the RU-1M(a) residential development that was recently approved to the west and that sound urban design principles are incorporated in the plans that would be compatible with said development, to ensure compatibility with the agriculturally zoned area to the east and south, and to ensure that traffic circulation and connectivity will be compatible with same. Accordingly, staff recommends denial without prejudice of this application, or deferral to allow the applicant time to submit plans for the development of this site.

I. **RECOMMENDATION:** Denial without prejudice or deferral.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/12/02
DATE TYPED: 11/21/02
DATE REVISED:
DATE FINALIZED: 12/02/02
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning

TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 20, 2002

SUBJECT: #Z2002000255
Genet Family Ltd., No. 1 & 2, et al
SW corner of NW 186th Street & NW
87th Avenue
DBC from AU to RU-3M
(AU) (13.97 Ac.)
09-52-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Potable Water Supply and Wastewater Disposal:

Public water and public sanitary sewers can be made available to this property. Therefore, DERM will require connection to the public water supply and public sanitary sewer systems.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a

surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands:

The subject property is located in the East Turnpike Basin in an area that is generally considered to be jurisdictional wetlands. Therefore, the applicant will be required to obtain a Class IV wetland permit for any work on the jurisdictional wetlands as defined by Chapter 24-3 of the Code of Metropolitan Dade County, Florida unless:

1. The subject property was reviewed by Miami-Dade County Developmental Impact Committee (DIC) and received an approved developmental order as a result of the process prior to July 1, 1994, or
2. A valid dredge and fill permit or surface water management permit was issued by the U.S. Army Corps of Engineers, the State of Florida Department of Environmental Protection, or the South Florida Water Management District for work on the subject property prior to July 1, 1994, or
3. A statement has been issued or will be issued by Florida Department of Environmental Protection (or the former Florida Department of Environmental Regulation) declaring that the subject property is non-jurisdictional. The owner of the subject property must have had a petition pending for this statement on or prior to June 1, 1994.

The applicant is advised that permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP), and the South Florida Water Management District (SDWMD) may be required for the proposed project. Please be advised that it is the responsibility of the applicant to contact the USACOE, DEP, and the SFWMD.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply,

wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings- P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Genet Family Ltd. Partnerships No. 1, & No. 2

This Department has no objections to this application.

Must provide paved public access to this site.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

Please notify applicant that the subject property is located within two miles of a rock mining operation where blasting is permitted.

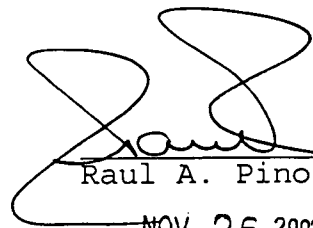
The nearby blasting site is Rinker Lakes, located between Florida's Turnpike and NW 107 Ave., south of NW 170 St.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 140 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9170	NW 87 Ave. s/o NW 186 St.	C	C
9552	NW 170 St. e/o NW 87 Ave.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on development information provided by the applicant where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.

NOV. 26 2002

Date

DISCLOSURE OF INTEREST*

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

<u>NAME, ADDRESS AND OFFICE</u>	<u>Percentage of Stock</u>
N/A	

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: Where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
N/A	

If the property which is the subject of the application is owned or leased by a PARTNERSHIP OR LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Genet Family Limited Partnership No. 1

Genet Family Limited Partnership No. 2

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
See attached Exhibit "A" and	
attached Exhibit "B"	

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee or Partnership list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries or partners. [Note: Where the principal officers, stockholders, beneficiaries or partners consist of another corporation, trust, partnership or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Century Prestige II, LLC

NAME

<u>NAME, ADDRESS AND OFFICE</u> (if applicable)	<u>Percentage of Interest</u>
See attached Exhibit "C"	

Date of contract: July 18, 2002

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:

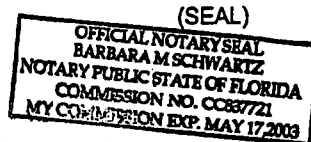
David Genet
David Genet

(Applicant) Genet Family Limited Partnership No. 1
Genet Family Limited Partnership No.2

Sworn to and subscribed before me,
this 11 day of August 2002

Barbara M. Schwartz
Notary Public, State of Florida at Large

My Commission Expires: 5/17/03



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

EXHIBIT "A"

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name:
Partnership Address:

The Genet Family Limited Partnership
19080 Northeast 29th Avenue
Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
			Limited	Individual	16.3810%	16.3810%
1 Evelyn Genet	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140				
2 Genet Family Holdings, Inc.		19080 Northeast 29th Avenue Aventura, Florida 33180	General	S-Corp.	1.0000%	
	Evelyn Genet	4014 Chase Avenue, #214 Miami Beach, Florida 33140		Individual		0.4800%
	S. Michael Genet	2945 Flamingo Drive Miami Beach, Florida 33140		Individual		0.1275%
	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162		Individual		0.1275%
	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021		Individual		0.1275%
	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180		Individual		0.1275%
3 Solomon B. Genet Trust	Solomon B. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
4 Anna V. Genet Trust	Anna V. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
5 Laura W. Genet Trust	Laura W. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%
6 Megan R. Genet Trust	Megan R. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.8335%	4.8335%

EXHIBIT "A"

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
 Partnership Address: 19080 Northeast 29th Avenue
 Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
7 Marlon H. Genet Trust	Martin H. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
8 Sarah E. Genet Trust	Sarah E. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Trust	4.6335%	4.6335%
9 Larry Genet Trust	Larry Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
10 Sam Genet Trust	Sam Genet	2945 Flamingo Drive Miami Beach, Florida 33140	Limited	Trust	4.6335%	4.6335%
11 Sarya Genet Trust	Sarya Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
12 Ariana Genet Trust	Ariana Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	4.6335%	4.6335%
13 Moshe B. Genet Trust	Moshe B. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
14 Aryeh M. Genet Trust	Aryeh M. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
15 Eliezer J. Genet Trust	Eliezer J. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
16 Noam F. Genet Trust	Noam F. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Trust	4.6335%	4.6335%
17 Azriel M. Genet Trust	Azriel M. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Trust	3.0000%	3.0000%

EXHIBIT "A"

Page 3 of 3

TOTAL

DISCLOSURE OF APPLICANT'S INTEREST

Partnership Name: The Genet Family Limited Partnership
Partnership Address: 19080 Northeast 29th Avenue
Aventura, Florida 33180

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	% Owner	Ultimate % Owner
18 S. Michael Genet	S. Michael Genet	2845 Flamingo Drive Miami Beach, Florida 33140	Limited	Individual	3.6875%	3.6875%
19 Sandor F. Genet	Sandor F. Genet	17355 N.E. 9th Avenue North Miami Beach, Florida 33162	Limited	Individual	3.6875%	3.6875%
20 Ben J. Genet	Ben J. Genet	3870 N.E. 40th Avenue Hollywood, Florida 33021	Limited	Individual	3.6875%	3.6875%
21 David G. Genet	David G. Genet	19080 Northeast 29th Avenue Aventura, Florida 33180	Limited	Individual	3.6875%	3.6875%
Total					<u>100.0000%</u>	<u>100.0000%</u>

EXHIBIT "B"

Genet Family Limited Partnership #2
Ownership Interest as of 8/1/00Partnership Name:
Partnership Address:Genet Family Limited Partnership #2
4014 Chase Ave, Suite 214
Miami Beach, Florida 33140

Name of Partners	Name of Ultimate Ownership Interest	Address	Limited / General	Type	12/9/98 % Owner
1 Genet Family Holdings, Inc.		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	General	S-Corp.	1.0%
2 1999 E.M.B. Genet Family Trust dated 9/23/99		4014 Chase Ave, Suite 214 Miami Beach, Florida 33140	Limited	Trust	81%
3 Michael Genet	Michael Genet	3758 Prairie Avenue Miami Beach, Florida 33140	Limited	Individual	4.5%
4 Sandor Genet	Sandor Genet	1735 NE 11th Avenue North Miami Beach, Florida 33169	Limited	Individual	4.5%
5 Ben Genet	Ben Genet	3870 N. 40th Avenue Hollywood, Florida 33021	Limited	Individual	4.5%
6 David Genet	David Genet	4001 N. 41st Street Hollywood, Florida 33021	Limited	Individual	4.5%
	TOTAL	19080 NE 29th Ave Aventura Fl. 33180			100.0%

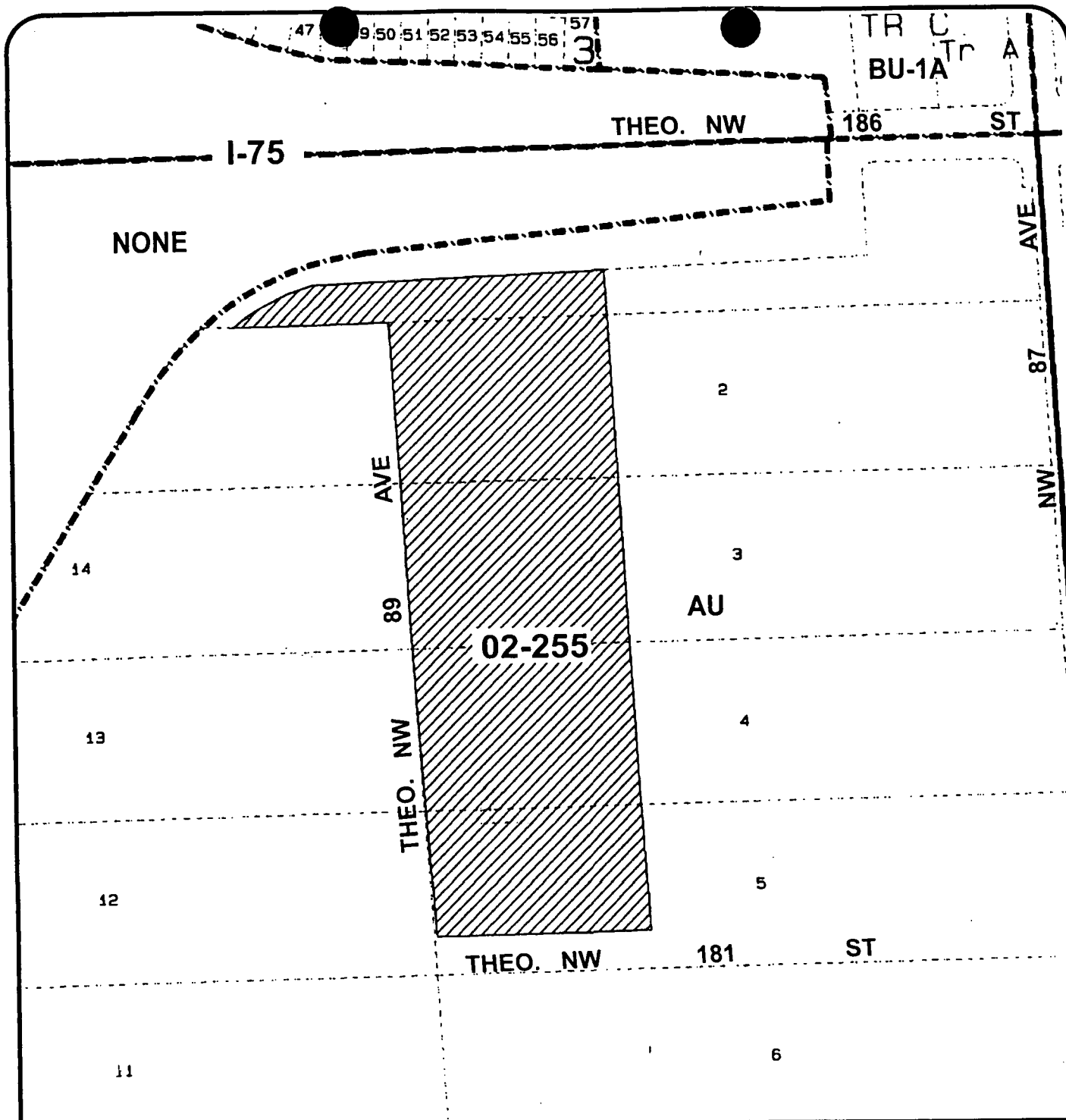
EXHIBIT "C"

Century Prestige II, LLC., a Florida
limited liability company
is owned by:

50% By:
CENTURY PARTNERS GROUP, LTD.,
a Florida limited partnership, which is owned by:

CENTURY ENRTPRISES GROUP, INC., a Florida corporation, which
Is owned 100% by Sergio Pino

50% By:
PRESTIGE REALTY HOLDINGS, LLC,
a Florida limited liability company, which is owned 50% by
Martin J. Caparros, Jr., and 50% by Maurice Cayon



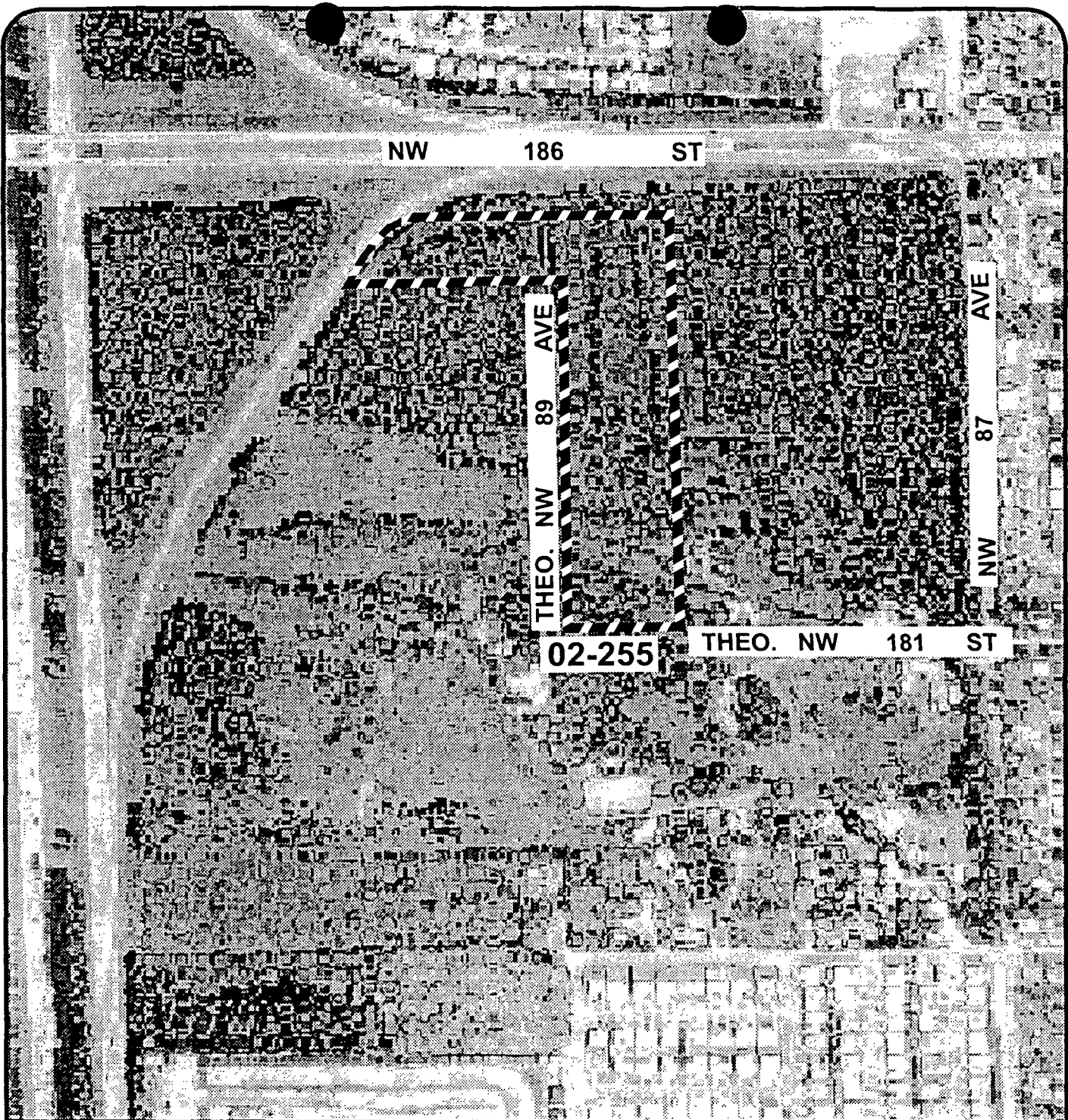
MIAMI-DADE COUNTY HEARING MAP

Section: 09 Township: 52 Range: 40
 Process Number: 02000255
 Applicant: GENET FAMILY LTD # 1&2 ET AL
 District Number: 12
 Zoning Board: C05
 Drafter ID: ALFREDO
 Scale: 1:300'

S C A L E 0 300' N

 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 09 Township: 52 Range: 40
Process Number: 02000255
Applicant: GENET FAMILY LTD # 1&2 ET AL
District Number: 12
Zoning Board: C05
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

OFFICE OF THE COUNTY CLERK, MIAMI-DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill (1)	Net Tonnage (2)	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage (3)	Landfill	Landfill	Landfill	Waste to energy	
											Garbage (4)	Trash (5)	Garbage/Trash (6)	Trash (7)	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.68M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
who 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@1.69 MILLIONS TONS			
GARBAGE 56.4%			932,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY		Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (who call 5) (ie less 4.4 m tons)
Year					
Base Capacity		3,150,000	9,148,000	3,943,000	4,748,000
2000		3,003,000	8,625,000	3,871,000	4,425,000
2001		2,865,000	8,595,000	3,407,000	4,195,000
2002		2,727,000	8,365,000	3,143,000	3,965,000
2003		2,589,000	8,135,000	2,779,000	3,735,000
2004		2,451,000	7,905,000	2,415,000	3,505,000
2005		2,313,000	7,675,000	2,051,000	3,275,000
2006		2,175,000	7,445,000	1,687,000	3,045,000
2007		2,037,000	7,215,000	1,323,000	2,815,000
2008		1,899,000	6,985,000	959,000	2,585,000
2009		1,761,000	6,755,000	595,000	2,355,000
2010		1,623,000	6,525,000	231,000	2,125,000
2011		1,485,000	6,295,000	0	1,895,000
2012		1,347,000	6,065,000	0	1,665,000
2013		1,209,000	5,835,000	0	1,435,000
2014		1,071,000	5,605,000	0	1,205,000
2015		933,000	5,375,000	0	975,000
2016		795,000	5,145,000	0	745,000
2017		657,000	4,915,000	0	515,000
2018		519,000	4,685,000	0	285,000
2019		381,000	4,455,000	0	55,000
2020		243,000	4,225,000	0	-175,000
2021		105,000	3,995,000	0	-405,000
2022		0	3,765,000	0	-635,000
2023		0	3,535,000	0	-865,000
2024		0	3,305,000	0	-1,095,000
2025		0	3,075,000	0	-1,325,000
2026		0	2,845,000	0	-1,555,000
2027		0	2,615,000	0	-1,785,000
2028		0	2,385,000	0	-2,015,000
2029		0	2,155,000	0	-2,245,000
2030		0	1,925,000	0	-2,475,000
2031		0	1,695,000	0	-2,705,000
2032		0	1,465,000	0	-2,935,000
2033		0	1,235,000	0	-3,165,000
2034		0	1,005,000	0	-3,395,000
2035		0	775,000	0	-3,625,000
2036		0	545,000	0	-3,855,000
2037		0	315,000	0	-4,085,000
2038		0	95,000	0	-4,315,000
2039		0	-125,000	0	-4,545,000

Total Remaining Years

21

32

10

19

*Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed
**South Dade includes cells 3, 4 and 5 cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes ash unders consumes capacity whether or not it is used as cover
***North Dade capacity represents outflow of the facility. When North Dade landfill capacity is depleted trash is exported
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October 1999

MEMORANDUM

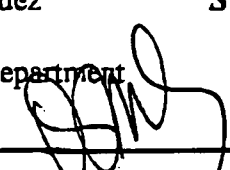
TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18



This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

RECEIVED

AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522